



Officer Report

Application Number:	HGY/2023/4553
Application Type:	Full planning permission
Address:	Ezra's Kitchen, 185 + 185B, High Road, London, N22 6BA
Proposal:	Installation of non-retractable canopy to facilitate front outdoor seating area including stationing of planters
Case Officer:	Zara Seelig
Valid Date:	
Applicant:	Mr Ercan Aksu
Agent:	Ms Valeriya Gribanova

RECOMMENDATION

Approve with Conditions

APPLICATION DETAILS

Proposal: Installation of non-retractable canopy to facilitate front outdoor seating area including stationing of planters.

REPRESENTATIONS

LBH Transportation Team - There are no transport objections regarding this application.

National Highways – Offer No Objection

TfL - The site is located on the A105 High Road which forms part of the Strategic Road Network (SRN). TfL have a duty under the Traffic Management Act 2004 to ensure that any development does not have an adverse impact on the SRN.

1. The footway and carriageway on the A105 High Road should not be blocked during the works. Temporary obstructions during the installation or works should be kept to a minimum and should not encroach on the clear space needed to provide safe passage for pedestrians or obstruct the flow of traffic on the A105 High Road. All vehicles should only park/stop at permitted locations and within the time periods permitted by existing on-street restrictions.
2. The submitted plans seem to show that the area around the consented external tables and chairs will be moved forward to provide planters. This will marginally reduce the footway width between the front of the store and an adjacent pedestrian crossing. The applicant should provide details of the current footway width and the proposed width, and the view of Haringey Council as highway authority sought for any reduction in space and maintenance responsibility.
3. Given the location of the site, a Construction Logistics Plan should be secured by condition. This should follow TfL guidance, available here: <http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-developers.pdf>.

Subject to the above matters being clarified TfL would not object to permission being granted.

REASONS FOR GRANTING PERMISSION

The application relates to a two storey detached building consisting of 2 units on the ground floor, one being a restaurant which applies to this application, the second floor is one whole floor associated with the restaurant unit on the ground floor. The site is situated on the Western side of High Road. The proposal is not located within a Conservation Area, it is not within the curtilage of a listed building. The site is designated in Haringey's Local Plan as a Primary Shopping Area.

The planning history of the site has been taken into account when coming to this decision.

The proposal is to install a non-retractable canopy, the stationing of planters and creation of a seating area to the front of the building.

The proposed canopy is acceptable in terms of design and scale and is in keeping with the pattern of development in the area.

The proposal would not result in any adverse impact on neighbouring residential occupants or on passing pedestrians and is consistent with other restaurants with outdoor seating within close proximity of the site. The proposal is acceptable with regards to amenity impact considerations. There will be no material harm to amenities of the adjoining neighbouring properties and does not cause any implication to pedestrian flow or road safety due to the ample depth of the pavement area the proposed seating is located on. The proposal is acceptable in amenity terms.

The proposed development is in general accordance with Policies DM3 and DM8 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.

GRANT PERMISSION subject to conditions

Conditions:

- 1 The development to which this permission relates must be begun no later than three years from the date of this decision notice, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of Section 91 of the Town and Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans and drawings listed in this decision notice, other than where those details are altered pursuant to the conditions of this planning permission.

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives:**INFORMATIVE: Land Ownership**

The applicant is advised that this planning permission does not convey the right to enter onto or build on land not within his ownership.

INFORMATIVE: Hours of Construction Work

The applicant is advised that under the Control of Pollution Act 1974, construction work which will be audible at the site boundary will be restricted to the following hours:-

8.00am - 6.00pm Monday to Friday

8.00am - 1.00pm Saturday

and not at all on Sundays and Bank Holidays.